

WELLESLEY PUBLIC SCHOOLS
40 Kingsbury Street • Wellesley • Massachusetts 02481
781-446-6210

Dr. DAVID F. LUSSIER
Superintendent of Schools

SALVATORE H. PETRALIA, Assistant Superintendent
Dr. DEAN W. BLASE, Director of Curriculum & Instruction



LINDA B. WATERS, Director of Student Services
JUDITH M. BELLIVEAU, Director of Finance and Business Operations

February 12, 2014

Mr. Brian McLaughlin
Massachusetts School Building Authority
40 Broad Street, Suite 500
Boston, MA 02109

RE: 2014 Statement of Interest – Wellesley Middle School

Dear Mr. McLaughlin:

Attached is the Wellesley Public Schools Statement of Interest for the Wellesley Middle School with accompanying required documents.

Please let me know if you require additional information.

Sincerely,

A handwritten signature in black ink, appearing to read "David F. Lussier".

David F. Lussier, Ed.D.

TOWN OF WELLESLEY



MASSACHUSETTS

TOWN CLERK

KATHLEEN F. NAGLE
525 WASHINGTON STREET
WELLESLEY, MA 02482

TELEPHONE: (781) 431-1019x250
FACSIMILE: (781) 237-5037
E-MAIL: knagle@wellesleyma.gov

February 12, 2014

The Board of Selectmen for the Town Wellesley met in open session at 7:00 PM **February 3, 2014**, and voted 5-0 to authorize the Superintendent of Schools to submit the Statement of Interest for the Wellesley Middle School.

I hereby certify that this vote did occur on February 3, 2014 and has been duly recorded:

Upon a motion made by Ms. Gibbs and seconded by Ms. Searle having convened in an open meeting on February 3, 2014, the Board of Selectmen of the Town of Wellesley, in accordance with its charter, by-laws, and ordinances, has voted (5-0) to authorize the Chair of the Board of Selectmen to submit to the Massachusetts School Building Authority the Statement of Interest Form dated January 28, 2014 for the Wellesley Middle School located at 50 Kingsbury Street, Wellesley, Massachusetts, which describes and explains the following deficiencies and the priority category(s) for which an application may be submitted to the Massachusetts School Building Authority in the future:

Priority #5: Replacement, renovation or modernization of school facility systems, such as roofs, windows, boilers, heating and ventilation systems, to increase energy conservation and decrease energy related costs in a school facility; and hereby further specifically acknowledges that by submitting this Statement of Interest Form, the Massachusetts School Building Authority in no way guarantees the acceptance or the approval of an application, the awarding of a grant or any other funding commitment from the Massachusetts School Building Authority, or commits the Wellesley Public School District to filing an application for funding with the Massachusetts School Building Authority.

A handwritten signature in dark ink, appearing to read "K. Nagle", is written over a horizontal line.

Kathleen F. Nagle
Town Clerk
Town of Wellesley

A handwritten date "February 12, 2014" is written in dark ink over a horizontal line.

Date



TOWN OF WELLESLEY

MASSACHUSETTS

TOWN CLERK

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February 12, 2014

The School Committee for the Town Wellesley met in open session at 9:00 am on January 27, 2014 and voted unanimously to authorize the Superintendent of Schools to submit this Statement of Interest for the Wellesley Middle School.

I hereby certify that the vote below did occur on January 27, 2014 and has been duly recorded.

STATEMENT OF INTEREST

After a brief discussion, upon a motion made by Ms. Paul and seconded by Ms. Campbell, School Committee ***unanimously VOTED***:

in accordance with its charter, bylaws, and ordinances, to authorize the Superintendent to submit to the Massachusetts School Building Authority the Statement of Interest Form, dated January 27, 2014, for the Wellesley Middle School located at 50 Kingsbury Street, Wellesley, Massachusetts, which describes and explains the following deficiencies and the priority category(s) for which an application may be submitted to the Massachusetts School Building Authority in the future:

Priority 5 - Replacement, renovation or modernization of school facility systems, such as roofs, windows, boilers, heating and ventilation systems, to increase energy conservation and decrease energy related costs in a school facility and hereby further specifically acknowledges that by submitting this Statement of Interest Form, the Massachusetts School Building Authority in no way guarantees the acceptance or the approval of an application, the awarding of a grant or any other funding commitment from the Massachusetts School Building Authority, or commits the Town of Wellesley to filing an application for funding with the Massachusetts School Building Authority.

A handwritten signature in black ink, appearing to read "K. Nagle", is written over a horizontal line.

Kathleen F. Nagle
Town Clerk
Town of Wellesley

February 12, 2014

Date

Massachusetts School Building Authority

School District Wellesley

District Contact David F Lussier

TEL (781) 446-6210

Submission Date 2/4/2014

Closed Schools Information

Closed Schools

Question 1: Has the district sold, closed, or otherwise removed from service a school in the last 10 years?

No

Question 2: Does the district have any plans to sell, close, or otherwise remove from service a school in the next 10 years?

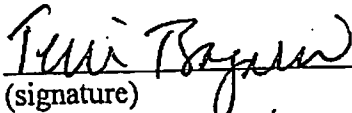
No

CERTIFICATIONS

The undersigned hereby certifies that, to the best of his/her knowledge, information and belief, the statements and information contained in this Closed Schools Information are true and accurate and that this Closed Schools Information has been prepared under the direction of the district school committee and the undersigned is duly authorized to submit this Closed Schools Information to the Massachusetts School Building Authority. The undersigned also hereby acknowledges and agrees to provide the Massachusetts School Building Authority, upon request by the Authority, any additional information relating to this Closed Schools Information that may be required by the Authority.

Chief Executive Officer*

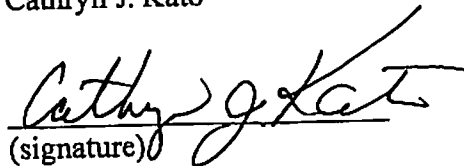
Terri Tsagaris
Chair, Board of Selectmen


(signature)

Date: 2/18/14

School Committee Chair

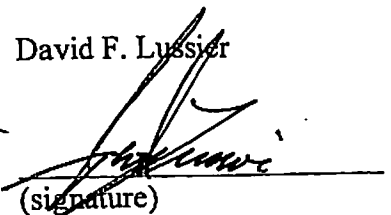
Cathryn J. Kato


(signature)

Date: 2/19/14

Superintendent of Schools

David F. Lussier


(signature)

Date: 2/19/14

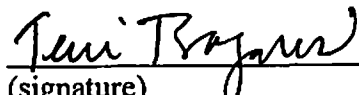
*Local chief executive officer: In a city or town with a manager form of government, the manager of the municipality; in other cities, the mayor; and in other towns, the board of selectmen unless in a city or town, some other municipal office is designated to the chief executive office under the provisions of a local charter. Please note, in districts where the Superintendent is also the Local Chief Executive Officer, it is required for the same person to sign the Statement of Interest Certifications twice. Please do not leave any signature lines blank.

CERTIFICATIONS

The undersigned hereby certifies that, to the best of his/her knowledge, information and belief, the statements and information contained in this Statement of Interest and attached hereto are true and accurate and that this Statement of Interest has been prepared under the direction of the district school committee and the undersigned is duly authorized to submit this Statement of Interest to the Massachusetts School Building Authority. The undersigned also hereby acknowledges and agrees to provide the Massachusetts School Building Authority, upon request by the Authority, any additional information relating to this Statement of Interest that may be required by the Authority.

Chief Executive Officer*

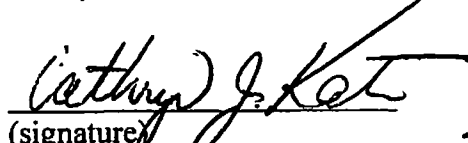
Terri Tsagaris
Chair, Board of Selectmen


(signature)

Date: 2/10/14

School Committee Chair


Cathryn J. Kato


(signature)

Date: 2/4/14

Superintendent of Schools

David F. Lussier


(signature)

Date: 2/4/14

*Local chief executive officer: In a city or town with a manager form of government, the manager of the municipality; in other cities, the mayor; and in other towns, the board of selectmen unless in a city or town, some other municipal office is designated to the chief executive office under the provisions of a local charter. Please note, in districts where the Superintendent is also the Local Chief Executive Officer, it is required for the same person to sign the Statement of Interest Certifications twice. Please do not leave any signature lines blank.

Massachusetts School Building Authority

School District Wellesley

District Contact David F Lussier TEL: (781) 446-6210

Name of School Wellesley Middle

Submission Date 2/4/2014

Note

The following Priorities have been included in the Statement of Interest:

1. ☐ Replacement or renovation of a building which is structurally unsound or otherwise in a condition seriously jeopardizing the health and safety of school children, where no alternative exists.
2. ☐ Elimination of existing severe overcrowding.
3. ☐ Prevention of the loss of accreditation.
4. ☐ Prevention of severe overcrowding expected to result from increased enrollments.
5. ☒ Replacement, renovation or modernization of school facility systems, such as roofs, windows, boilers, heating and ventilation systems, to increase energy conservation and decrease energy related costs in a school facility.
6. ☐ Short term enrollment growth.
7. ☐ Replacement of or addition to obsolete buildings in order to provide for a full range of programs consistent with state and approved local requirements.
8. ☐ Transition from court-ordered and approved racial balance school districts to walk-to, so-called, or other school districts.

SOI Vote Requirement

☒ I acknowledge that I have reviewed the MSBA's vote requirements for submitting an SOI which are set forth in the Vote Tab of this SOI. I understand that the MSBA requires votes from specific parties/governing bodies, in a specific format using the language provided by the MSBA. Further, I understand that the MSBA requires certified and signed vote documentation to be submitted with the SOI. I acknowledge that my SOI will not be considered complete and, therefore, will not be reviewed by the MSBA unless the required accompanying vote documentation is submitted to the satisfaction of the MSBA.

Potential Project Scope: Accelerated Repair
Windows/ Doors

Is this SOI the District Priority SOI? NO

School name of the District Priority SOI: 2014 John D Hardy

Is this part of a larger facilities plan? YES

If "YES", please provide the following:

Facilities Plan Date: 6/12/2012

Planning Firm: Symmes, Maini & McKee Associates (SMMA)

Please provide an overview of the plan including as much detail as necessary to describe the plan, its

goals and how the school facility that is the subject of this SOI fits into that plan:

There are four critical elements that are supporting the development of a facilities master plan in Wellesley. First, in order to assess the physical needs of all of its school buildings, the Wellesley Public Schools commissioned a Conditions Assessment and Feasibility Study that was performed by Symmes, Maini & McKee Associates (SMMA). This review included a focus on safety, health hazards, maintenance and infrastructure. In the fall of 2012, SMMA presented their findings through an online database. This database provides a robust tool for strategic planning, capital planning and maintenance prioritization, and has been thoroughly reviewed by the Facilities Maintenance Department (FMD), which managed SMMA's work on this project. Second, the district in collaboration with Town officials established a School Facilities Committee to review the findings from the Building Condition Review and to develop an appropriate response through short-term and long-term recommendations. The Middle School SOI for window replacement, is an example of a short-term priority. Third, the district recently completed a professional demographic study, conducted by Cropper GIS, to better anticipate student enrollment needs for the next ten years. This student enrollment forecast is less applicable to the proposed work at the Middle School because the windows will need to be replaced regardless of variations in enrollment and/or education programming. Fourth, the Wellesley Public Schools has developed a 5-year strategic plan that provides a vision for the District's goals, as well as the needed resources and facilities to best achieve these goals. It is clear as we look to the future that maintaining a high quality learning environment at the Wellesley Middle School will be essential to our progress. The facility as a whole needs some repair and maintenance work, but it is in significantly better condition than Hardy, Hunnewell or Upham Schools, for which separate SOIs will be submitted under the core program.

Please provide the current student to teacher ratios at the school facility that is the subject of this SOI: 19 students per teacher

Please provide the originally planned student to teacher ratios at the school facility that is the subject of this SOI: 19 students per teacher

Does the District have a Master Educational Plan that includes facility goals for this building and all school buildings in District? YES

If "YES", please provide the author and date of the District's Master Educational Plan.

Report on the 10 Year School Facilities Plan, October 30, 2013 by Town of Wellesley School Facilities Committee

Is there overcrowding at the school facility? NO

If "YES", please describe in detail, including specific examples of the overcrowding.

Has the district had any recent teacher layoffs or reductions? NO

If "YES", how many teaching positions were affected? 0

At which schools in the district?

Please describe the types of teacher positions that were eliminated (e.g., art, math, science, physical education, etc.).

Has the district had any recent staff layoffs or reductions? NO

If "YES", how many staff positions were affected? 0

At which schools in the district?

Please describe the types of staff positions that were eliminated (e.g., guidance, administrative, maintenance, etc.).

Please provide a description of the program modifications as a consequence of these teacher and/or staff reductions, including the impact on district class sizes and curriculum.

Does Not Apply

Please provide a detailed description of your most recent budget approval process including a description of any

budget reductions and the impact of those reductions on the district's school facilities, class sizes, and educational program.

On January 14, 2014, the Wellesley School Committee approved an FY15 Operating Budget of \$63,674,946 and a Capital Budget (including FF&E and Technology) of \$823,858, for a total of \$64,498,804. This operating budget reflects a 6% increase over FY14 and incorporates funding for initiatives developed as part of the District's Strategic Planning process during FY13. At the same time, the Town's proposed FY15 Capital Budget includes significant cash capital funding (\$929,400) for school-related building construction projects. Both the FY15 Operating and Capital Budgets must be approved at Town Meeting, which begins in March 2014.

General Description

BRIEF BUILDING HISTORY: Please provide a detailed description of when the original building was built, and the date(s) and project scopes(s) of any additions and renovations (maximum of 5000 characters).

The 228,700 gross square foot Wellesley Middle School was constructed in 1953, with additions in 1958 and 1966. A major renovation was performed in 2006-2007, and a small science lab renovation was made in 2011.

TOTAL BUILDING SQUARE FOOTAGE: Please provide the original building square footage PLUS the square footage of any additions.

228700

SITE DESCRIPTION: Please provide a detailed description of the current site and any known existing conditions that would impact a potential project at the site. Please note whether there are any other buildings, public or private, that share this current site with the school facility. What is the use(s) of this building(s)? (maximum of 5000 characters).

The site consists of approximately 6.4 acres and the overall site functions as intended, though some safety, accessibility, and circulation deficiencies were observed. The brick wall at the Donizetti Street entrance appears unsafe for pedestrians leaning or sitting on fence needed. An FY14 capital project is underway to address this issue. The route from the Calvin Road parking lot is not accessible, as pavement is uneven and very steep. Multiple building egress locations are not accessible due to stepped landings. Loading dock and trash/recycling dumpster are provided, however location is shared with a parking lot. On-site parking appears barely adequate for the school's daily needs. Parked cars were observed in the north and northwest service areas, which creates congestion for intended uses. Bus queuing areas are sufficient; however, the Donizetti loop is not segregated from parking or from parent loading/unloading operations. Circulation is blocked in D'Auria drive during bus drop-off and pick-up times, which creates a safety hazard in the event of an emergency. During drop-off times, queuing from the Donizetti/Linden Street intersection extends all the way back to the Donizetti bus/parking loop. Overall vehicular circulation is poor during peak times, and pedestrian circulation is adequate. Hardscape surfaces and site features in overall fair to poor condition. Repaving of some areas should be considered in the next few years.

ADDRESS OF FACILITY: Please type address, including number, street name and city/town, if available, or describe the location of the site. (Maximum of 300 characters)

50 Kingsbury Street, Wellesley, MA 02481

BUILDING ENVELOPE: Please provide a detailed description of the building envelope, types of construction materials used, and any known problems or existing conditions (maximum of 5000 characters).

The façade of the Middle school is largely brick masonry, with precast window sills; however the 1966 wings have a significant amount of limestone panels and window sills in addition to the brick. The original main entrance building also has large areas of precast banding at its upper levels. The limestone, precast and window surrounds have caulking that is significantly past its service life and has failed. There is also a large brick-faced retaining wall parallel to Donizetti Street. The brick in the building and the retaining walls is in generally fair to good condition; however some repointing is required.

All of the windows are original to their construction – 1953, 1958 and 1966 (47 to 60 years old) with the exception of the superintendent's wing and two small walls near the fitness center where these windows were replaced during the 2006-2007 renovation. There are approximately 280 original windows in the building totaling about 17,700 sf. These are inefficient, uninsulated, single-pane metal and wood windows and well past their service life. The Middle School is the largest user of natural gas and electricity of all Town buildings and the District's energy modeling suggest that the relatively

large area of fenestration contributes to at least 5 to 10% of this cost. The window hardware is also beyond repair, making it difficult for teachers and custodians to open and close the windows. In fall 2013 a custodian was rushed to a local hospital via ambulance after suffering a serious hand injury trying to close a window. District staff has reported that these obsolete windows have a significant negative impact to the learning environment including: outside noise transmission, heat buildup due to solar gain and air infiltration. Finally, because the windows are such a prominent feature of this building, they reflect poorly on the school from an aesthetic standpoint.

A fully adhered single-ply roofing membrane was installed as part of the 2006-2007 renovation, which includes a 15-year warranty. An approximate 6,000 sf gabled, copper roof section over the main entrance is original to the building and in fair condition.

Has there been a Major Repair or Replacement of the EXTERIOR WALLS ? NO

Year of Last Major Repair or Replacement: 0

Description of Last Major Repair or Replacement:

n/a

Has there been a Major Repair or Replacement of the ROOF? YES

Year of Last Major Repair or Replacement: 2007

Type Of ROOF: Verisco

Description of Last Major Repair or Replacement:

110,000 sf of Versico, single-ply membrane. 6,000 sf original gabled, copper roof not included.

Has there been a Major Repair or Replacement of the WINDOWS? NO

Year of Last Major Repair or Replacement: 2006

Type Of WINDOWS: Single Pane

Description of Last Major Repair or Replacement:

A small percentage of the windows in one wing were replaced as part of the 2006-2007 renovation; however the vast majority (almost 18,000 sf) are the original, 47-60 year old windows.

MECHANICAL and ELECTRICAL SYSTEMS: Please provide a detailed description of the current mechanical and electrical systems and any known problems or existing conditions (maximum of 5000 characters).

The school is served by a steam heating plant that includes three Burnham dual-fuel (gas and oil) fired boilers that were manufactured in 2005. The steam system serves the majority of the building heating load directly, feeding a number of air handling units. There are two steam-to-hot-water heat exchangers with associated hot water pumps that serve smaller portions of the school (North and South wings). The controls to all the heating system components were upgraded with the heating system in the 2006-2007 renovation. The classrooms are served by unit ventilators, fin tube radiation and common exhaust systems for their heating and ventilating needs which were upgraded in the same renovation. A limited amount of office space is provided with both heating and cooling through central air handling units that are mostly configured with DX type cooling. The administration area, however, is provided with cooling through a small air cooled chiller. The control system is a Johnson DDC system (Metasys) that is in good condition. HVAC upgrades were largely omitted in the 2006-2007 renovations for the two gymnasiums, the auditorium and the kitchen.

The building plumbing and fire protection systems were upgraded during the 2006-2007 renovation. Building fixtures were replaced at that time with low-flow and handicapped accessible units as necessary. Hot water for the North Wing of the Middle School is produced by an 80-gallon electric water installed in 2003. The main building is served by an 85-gallon gas-fired water heater installed in 2007. Temperature out to the building at the main mixing valve was 124F. A new acid waste system piping system was installed at the time of the most recent renovation. Lab waste is neutralized at local lime chip tanks. Users report odors at the tanks which are untrapped between the lab sink and chip tank. The gas range is not interlocked with the exhaust fan and no main solenoid valve exists for the gas system. Fire protection systems are code-compliant.

Existing electrical systems including power distribution, lighting and fire alarm systems were upgraded during the 2006-2007 renovations, and they are in good and operational condition. Lighting levels are adequate and lighting controls are

appropriate for school space use. Exterior lighting systems consist of building mounted lights and site pole-mounted lights. There is a 125KW emergency generator used primarily to support the existing school emergency egress lighting system. Aiphone camera/intercoms were installed at several entrances in early 2013.

Has there been a Major Repair or Replacement of the BOILERS? YES

Year of Last Major Repair or Replacement: 2006

Description of Last Major Repair or Replacement:

Three new Burnham, dual-fuel (oil and gas) boilers were installed.

Has there been a Major Repair or Replacement of the HVAC SYSTEM ? YES

Year of Last Major Repair or Replacement: 2006

Description of Last Major Repair or Replacement:

Unit ventilators, fin-tube heating, exhaust and DDC controls upgrades.

Has there been a Major Repair or Replacement of the ELECTRICAL SERVICES AND DISTRIBUTION SYSTEM? YES

Year of Last Major Repair or Replacement: 2006

Description of Last Major Repair or Replacement:

Power distribution, lighting and fire alarm systems

HEATING FUEL: Which of the heating fuel types below does your building primarily rely on for heating?

Natural Gas

BUILDING INTERIOR: Please provide a detailed description of the current building interior including a description of the flooring systems, finishes, ceilings, lighting, etc. (maximum of 5000 characters).

The classrooms are well-maintained and nearly all rooms have upgraded ceilings, lighting and interactive marker boards. The auditorium is large and well proportioned, but the seats are original and beyond service life with many unusable. The stage is awkwardly accessed with a wheelchair lift, and the stage lighting is outdated, but house lights were replaced with LED lamps. The two gymnasiums are functional but worn; except the wooden floor was replaced in the smaller gym in 2012. The electrically operated folding partition doors in both gyms are original and near the end of service life.

School is ADA compliant with the exception of the art room sinks, some secondary entries, signage, and several corridor projections over 4". Finishes are adequate throughout. Some exterior doors have significant gaps to the exterior. The classroom doors and built-in cabinetry in the 1966 wings are original and in need of replacement. Insufficient faculty restrooms at East wing of second floor. Staff had temporarily converted boys restroom to a faculty restroom.

PROGRAMS and OPERATIONS: Please provide a detailed description of the current programs offered and indicate whether there are program components that cannot be offered due to facility constraints, operational constraints, etc. (maximum of 5000 characters).

The Middle School serves approximately 1,164 students in Grades 6 through 8. While the infrastructure is in need of upgrade, it does not limit capacity to offer regular ed programming. The aging systems in the building are difficult to balance and affect the quality of the internal environment to support education--temperatures in the building can vary from 60 to 80 degrees.

CORE EDUCATIONAL SPACES: Please provide a detailed description of the Core Educational Spaces within the facility, a description of the number and sizes (in square feet) of classrooms, a description of science rooms/labs including ages and most recent updates, and a description of the media center/library (maximum of 5000 characters).

The Middle School has 83 classrooms which would be considered as Core Academic Space. The sizes of these rooms varies by addition: rooms in the original 1953 wing and the 1958 addition are approximately 800 sf, and rooms in the 1966 wings are about 700 to 800 sf. Additionally, there is an 4,300 sf Library, an 6,000 sf Auditorium, two gymnasiums

(4,800 and 7,000 sf each), a 4,300 sf Cafeteria, a fitness center, wood shop and photography studio/lab.

The diversity in the sizes and construction of each space are reflective of the different ages of construction for the various component buildings to the school: 1953 (original), 1958, 1966 and a major renovation in 2006-2007, during which the roof, boiler and unit ventilators were replaced along with lighting upgrades and some finishes. A 2011 renovation project provided three new science labs in one of the 1966 wings.

CAPACITY and UTILIZATION: Please provide a detailed description of the current capacity and utilization of the school facility. If the school is overcrowded, please describe steps taken by the administration to address capacity issues. Please also describe in detail any spaces that have been converted from their intended use to be used as classroom space (maximum of 5000 characters).

Wellesley Middle School enrollment reached its peak of 1,176 students in FY12. Currently Wellesley Middle School serves 1,164 students. This number has been and is expected to remain consistent through FY15. At these enrollment levels, all academic spaces are currently being used for instruction. Beginning in FY16, we are forecasting a decline in enrollment as smaller elementary cohorts move through the system.

Originally built in 1953, the Middle School was substantially expanded in the 1960's. It underwent significant renovation between 2005-2007, and was renovated and reconfigured again in 2011 to add six classrooms. The building also houses the Wellesley Public Schools Central Office on the ground floor.

MAINTENANCE and CAPITAL REPAIR: Please provide a detailed description of the district's current maintenance practices, its capital repair program, and the maintenance program in place at the facility that is the subject of this SOI. Please include specific examples of capital repair projects undertaken in the past, including any override or debt exclusion votes that were necessary (maximum of 5000 characters).

The Wellesley Facilities Maintenance Department (FMD) operates and maintains all school buildings in the District, including the Middle School. The FMD is responsible for custodial service, maintenance and capital projects in all 10 school buildings and 9 municipal buildings, which total over 1.1 M square feet, with a staff of 63 and an FY14 budget of \$7.4M.

The Facilities Director leads a group of professional managers who oversee four core areas: custodial, maintenance, energy and capital projects. Preventive maintenance practices are a focus of the department, as are custodial procedures which incorporate "green cleaning" techniques. Capital projects are identified during planning through a collaborative approach with principals. Design/construction is managed within the FMD, through outside design professionals. Projects in excess of \$100,000 are managed by the Town's Permanent Building Committee (PBC). The FMD's Energy Manager is charged with managing and reducing energy consumption.

The District has a Maintenance Procedure Manual that explains how work is to be accomplished. The FMD relies on powerful, web-based computerized maintenance management systems (CMMS) by SchoolDude to manage maintenance and energy use: Maintenance Direct, Preventive Maintenance Direct, Utility Direct and Conserve Direct. Our Maintenance Manager oversees 7 tradesmen, which allows quick and cost-effective response for service calls and required preventive maintenance. In 2012, the school maintenance budget was increased by over 50% in recognition of the need to provide an even greater level of maintenance service.

Custodial operations are governed by our Custodial Procedures Manual, and our staff of 39 professional custodians is overseen by our Custodial Manager. The District has a green cleaning program, uses state-of-the-art custodial equipment, trains staff at quarterly professional development sessions and uses "team cleaning" techniques at the HS and MS.

The FMD also has a full-time Energy Manager on staff. This person is the District's leader in these areas, with a focus on trying to meet the Town's goal of a 20% energy reduction over the last 6 years.

Our Project Manager oversees and manages school capital construction projects funded via cash accounts. The District has accomplished a significant amount of cash-capital construction work recently and plans to continue this work at an aggressive pace over the coming years. Using available cash-capital funds, 42 school building construction projects were completed in 2012-2013 at a total cost of about \$611,000. In 2013-2014 the town will complete about \$811,000 worth of cash-capital work on 46 different school projects, and we expect to spend \$929,000 on school cash-capital projects in 2015. The Town expects to increase the amount spent on school construction projects using cash-capital funds by about 25% per year for the next 3 years. Total Town cash capital spending is anticipated to be \$2M per year by 2019.

The Town is planning to fund larger debt-financed school construction projects over the next few years, as it has done in the recent past. In 2005-2006-2007, the District made over \$26 million worth of debt-funded improvements to the Middle School - addressing boilers, lighting, HVAC, plumbing and finishes. In 2011 one new science laboratory and additional educational spaces were created within the existing footprint of the Middle School. The Town made these major investments in school buildings without the benefit of any MSBA grant funds; however, most recently the Town completed construction of the beautiful new 280,000 sf High School, which was opened in February 2012. This was funded in part with an MSBA grant.

The District engaged Symmes Maini and McKee Associates (SMMA) in 2012 to perform a detailed conditions assessment and feasibility study across the District, and to utilize an on-line database tool to store the information. Recommendations made in this report suggest that a major school building renovation program is needed for most of the school buildings. The Hardy, Hunnewell and Upham schools were identified as schools with the highest needs; however the Middle School window replacement was also identified as an urgent and significant need that could be best addressed under the Accelerated Repair program.

Priority 5

Question 1: Please provide a detailed description of the issues surrounding the school facility systems (e.g., roof, windows, boilers, HVAC system, and/or electrical service and distribution system) that you are indicating require repair or replacement. Please describe all deficiencies to all systems in sufficient detail to explain the problem.

With a few exceptions, all of the windows in the Middle School are original to their construction – 1953, 1958 and 1966 (47 to 60 years old), have exceeded the end of their service life and need to be replaced. Only a small number of windows in the superintendent's wing and two small walls near the fitness center have newer windows which were replaced during the 2006-2007 renovation.

There are approximately 280 original windows in the building totaling about 17,700 sf. These are inefficient, uninsulated, single-pane metal and wood framed windows. There are ten different types/sizes of window. The deficiencies associated with the windows are largely age and condition related, but the overall design, including frame, glazing and spacers, is considered obsolete as well. Specific deficiencies include:

Thermal Transmission: The almost 18,000 sf of windows have a relatively high "U" factor which contributes to the building's overall lack of energy efficiency. The Middle School is the least energy efficient building in the District.

Solar Heat Gain: The relatively high solar heat gain makes it difficult to control building temperatures, particularly on hot spring and fall days.

Glare: The lack of appropriate film coatings for the glazing impact students.

Outside Air and Noise Infiltration: Lack of proper gasketing and a tight window system transmits excessive amounts of outside noise and air into classrooms.

Operational Inadequacies: The window hardware, including hinges and handles, is difficult to open, thereby creating safety problems when units get stuck. A custodian accidentally put his hand through glazing recently trying to close a jammed window and was seriously hurt as a result.

Priority 5

Question 2: Please describe the measures the district has already taken to mitigate the problem/issues described in Question 1 above.

As described in other areas of this SOI, the District has a very well staffed and well funded professional Facilities Maintenance Department (FMD), which provides both reactive/repair maintenance services and preventive maintenance services. The Town also funds many capital construction projects to address larger maintenance issues each year. Examples of the types of building issues that have been addressed at the Middle School in just the past two years include: security upgrades, site improvements, door repairs, flooring replacement and HVAC service. The District and the Town are committed to maintaining the existing systems such that they are operating as best as is possible based on age and condition.

More specifically, the FMD has lubricated and made adjustments to window hardware and replaced broken glazing immediately. There are no other intermediate solutions to mitigate the problem.

Priority 5

Question 3: Please provide a detailed explanation of the impact of the problem/issues described in Question 1 above on your district's educational program. Please include specific examples of how the problem prevents the district from delivering the educational program it is required to deliver and how students and/or teachers are directly affected by the problem identified.

The almost 18,000 sf of Middle School window area offers a tremendous daylight harvesting opportunity to improve the learning environment; however the negative aspects of these 50 to 60 year old windows have a much more deleterious impact to the learning environment. Three window-related building issues that can have the most significant classroom impact on students and teachers are: 1) temperature, 2) noise and 3) light. The ability to fully focus and concentrate is compromised by the existing windows, as their deficiencies have a negative impact in all three areas. Optimal learning takes place in an environmental that is comfortable. Excessive heat build-up, outside noise distractions and glare from unfiltered sunlight are issues that can be corrected with proper windows.

Priority 5

Question 4: Please describe how addressing the school facility systems you identified in Question 1 above will extend the useful life of the facility that is the subject of this SOI and how it will improve your district's educational program.

Replacing the 50 to 60 year old windows will greatly improve the learning environment and significantly reduce energy consumption at the Middle School. Furthermore, the estimated up to \$18,000 annual savings in natural gas which new windows may yield could be redirected to educational programs. As a result of the enhanced classroom situation and projected annual savings made available for curriculum uses, the educational programs would be improved. The existing windows have exceeded their usual service life by double. New, state-of-the-art, hi-efficiency windows would have a useful life of 25 to 30 years. The replacement of this important building system would address a significant building deficiency, while also improving the district's educational plan.

Please also provide the following:

Have the systems identified above been examined by an engineer or other trained building professional?:
YES

If "YES", please provide the name of the individual and his/her professional affiliation (maximum of 250 characters)::

Symmes Maini & McKee Associates (SMMA)

The date of the inspection:: 6/12/2012

A summary of the findings (maximum of 5000 characters)::

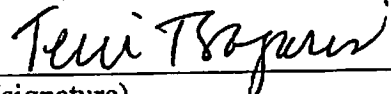
The Middle School window replacement was identified as an urgent and significant need that could be best addressed under the Accelerated Repair program.

CERTIFICATIONS

The undersigned hereby certifies that, to the best of his/her knowledge, information and belief, the statements and information contained in this Statement of Interest and attached hereto are true and accurate and that this Statement of Interest has been prepared under the direction of the district school committee and the undersigned is duly authorized to submit this Statement of Interest to the Massachusetts School Building Authority. The undersigned also hereby acknowledges and agrees to provide the Massachusetts School Building Authority, upon request by the Authority, any additional information relating to this Statement of Interest that may be required by the Authority.

Chief Executive Officer*

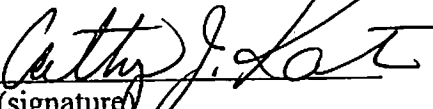
Terri Tsagaris
Chair, Board of Selectmen


(signature)

Date: 2/18/14

School Committee Chair

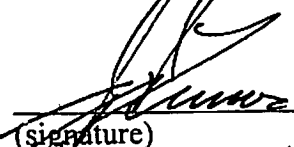
Cathryn J. Kato


(signature)

Date: 2/19/14

Superintendent of Schools

David F. Lussier


(signature)

Date: 2/19/14

*Local chief executive officer: In a city or town with a manager form of government, the manager of the municipality; in other cities, the mayor; and in other towns, the board of selectmen unless in a city or town, some other municipal office is designated to the chief executive office under the provisions of a local charter. Please note, in districts where the Superintendent is also the Local Chief Executive Officer, it is required for the same person to sign the Statement of Interest Certifications twice. Please do not leave any signature lines blank.